

NOTE:

1. THIS PROPERTY IS LOCATED WITHIN THE NON-SHADED ZONE X (DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NO. 4806SC0235J DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF THE CITY OF FRISCO, COLLIN COUNTY, TEXAS
2. ALL INTERIOR RESIDENTIAL STREETS RIGHTS OF WAY ARE 60' WIDE. COIT ROAD AND ROCKHILL PARKWAY RIGHTS OF WAY ARE PROPOSED AS 120' WIDE.
3. INTERIOR ALLEY RIGHTS OF WAY ARE 18' WIDE.
4. STREETS, ALLEYS, LOTS AND OPEN SPACE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ALIGNMENT OF EACH STREET AND ALLEY, AND THE EXACT LOT AND OPEN SPACE LAYOUT WILL BE FINALIZED AT THE TIME OF PRELIMINARY PLAT AND WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
5. ACCESSIBLE PATHS WILL BE MADE FOR PEDESTRIANS AND MAINTENANCE ALONG THE RIGHTS OF WAY ADJACENT TO THE PROPOSED PARK. ACTUAL SLOPES / WALLS BETWEEN THE RIGHTS OF WAY AND CREEK WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AT TIME OF CONSTRUCTION PLAN APPROVAL.
6. RESIDENTIAL LOTS SHOWN ADJACENT TO THIS PROPERTY (IN THE PRAIRIE VIEW PARTNERS, LTD. AND BEAZER HOMES TEXAS, LP TRACTS) ARE PRELIMINARY ONLY FROM PLANS AND CONCEPTS SUBMITTED TO THE CITY OF FRISCO.

PD Land Use Acreage Summary	
Perimeter Thoroughfares	9.8
Perimeter Thoroughfare Landscape Edge	3.3
Public Park	7.5
Open Space (OS)	21.3
Landscaped Areas (LS)	3.0
Residential Lots / Residential Street ROW	205.6
Total	250.6

Open Space Acreage Summary	
Open Space (OS)	21.3
PD Area (Less Perimeter ROW and Public Park)	233.3
Total Percent Open Space	9.1%

Land Use and Open Space Acreage Summary Notes:

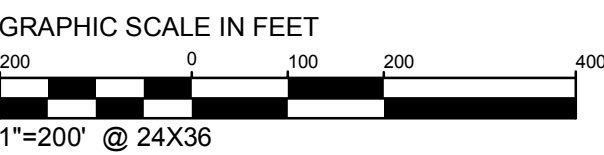
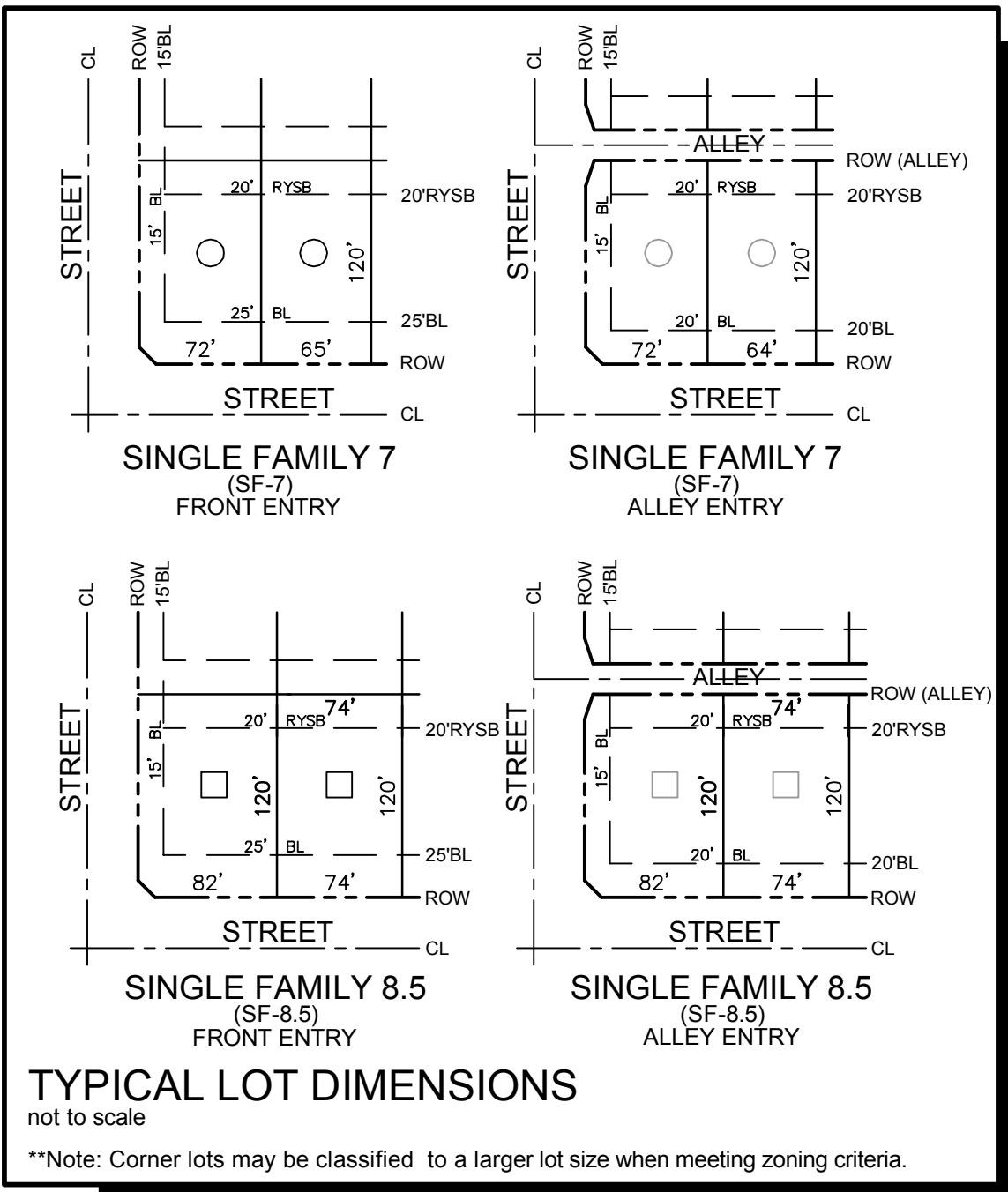
1. Acreages are approximate and subject to refinement at time of platting, subject to requirements of Exhibit "B".

Lot Type Summary	
○ SF-7	251
○ SF-7 ALLEY LOADED	163
□ SF-8.5	123
□ SF-8.5 ALLEY LOADED	177
Total	714

Lot Type Summary Notes:

1. The number of each type of lot, and the total number of lots is approximate and subject change at time of platting.
2. Final lot counts at time of platting are subject to minimum and maximum limits pursuant to Exhibit "B".

Density Summary (Units per Acre)	
Gross	2.8
Net of Perimeter ROW	3.0



ZONING CASE Z14-0021
EXHIBIT "C"
Collinsbrook Farm
JOHN H. COLLINS SURVEY, ABSTRACT #219
FEBRUARY, 2015

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